

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 17-94

**A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS,
DETERMINING THAT PROPERTY KNOWN AS THE NICHOLS ANNEXATION
IS ELIGIBLE FOR ANNEXATION AND EXERCISING LAND USE CONTROL AND
JURISDICTION**

WHEREAS, on the 5th day of January, 1994, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

(insert legal description)

WHEREAS, a hearing on the petition was duly held after proper notice on the 16th day of February, 1994; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefor; that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in single ownership comprising more than twenty acres, which has an assessed value in excess of two hundred thousand dollars, is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

1. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.
2. The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED this 16th day of February, 1994.

Attest:

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/s/ Reford C. Theobold
President of the Council

/s/ Stephanie Nye
City Clerk

Nichols Annexation:

A tract of land situated in the SE1/4 of the NE1/4 of Section 7, in Township 1 S, Range 1 E of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Beginning at a point that is 81 feet South and 30 feet West of the NE corner of the SE1/4 of the NE1/4 of Section 7, Township 1 S, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado; thence South 88.00 feet, thence West 136.50 feet, thence North 88.00 feet, thence East 136.50 feet to the Point of Beginning